The above Petition standing ready for hearing and being submitted to the Court, and the Petition and Exhibits and the proceedings having by the Court been read and considered;-

And the Court being satisfied that it would be for the interest and advantage of all the parties interested, that the property mentioned in said Petition and Exhibits filed as a part thereof, should be sold unto Frank H. Despeaux and David F. Davis, for the amount of money and under the terms and conditions described in the Agreement and Offer to Purchase said real estate, dated September 10th, 1923, and filed with the above Petition;-

It is thereupon, on this eighteenth day of December, in the year nineteen hundred and twenty-three, by the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, Adjudged and Ordered that the real estate mentioned in the above Petition and the Exhibits filed therewith as a part thereof, be sold by Abram Kemp Keefer and Jacob Pohrback, Trustees under the Will of Margaret E.S. Hood, deceased, in No. 9108 Equity, unto Frank H. Despeaux and David F. Tavis, at and for the sum of twenty-one thousand (\$21.000.00) dollars, in cash money, and on payment of the whole purchase money, and not before, the said Trustees, by a good and sufficient deed to be executed and acknowledged agreeably to law, shall convey to the said purchasers of said property and to their heirs, the property to them sold, free, clear, and discharged of all claim of the parties to this cause, and of any person or persons claiming by, from, or under them; and the said Trustees shall bring into this Court the money arising from said sale, to be disposed of under the direction and further Order of this Court, after deducting therefrom the costs of these proceedings, and such commission to the said Trustees as the Court shall think proper to allow, on consideration of the skill, attention and fidelity wherewith they shall appear to have discharged their trust.

(Filed December 18,1023)

Glenn H. Worthington.

"EXHIPIT DESPEAUX AND DAVIS"

September 10th, 1923.

To Abram Kemp Keefer and Jacob Rohrback, Trustees in 9108, Equity, Frederick, Maryland; -

We hereby agree to purchase all of the real estate of which the tile is held by you as Trustees, in 9108 Equity, in the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, situated on the East side of South Market Street, in Frederick, Maryland, having dimensions of 66 x 155% feet, more or less, with buildings Nos. 44 and 50 South Market Street, and all the improvements thereon and rights and ways thereunto belonging, and also a lot of ground fronting 28 feet. more or less, on East All Saints Street and running northerly a distance of 200 feet, more or less, improved with a dwelling house known as 11 Hast All Saints Street, and with all rights and ways thereunto belonging, and all of the above real estate being the same devised under the terms of the last Will and Testament of Margaret E.S. Hood, deceased, unto Abram Kemp Keefer and Jacob Rohrbaok, as Trustees, to hold the same during the life of Victorine T. Artz, and after her death unto the Trustees of the C. Burr Artz Library of Frederick, and contingently unto the Womans College of Frederick now Hood College of Frederick and we obligate ourselves our heirs personal representatives and assigns to pay therefor the sum of twenty-one thousand (\$21.000.00) dollars plus all conveyancing costs, including U.S. Revenue Stamps, and Notary's fees, and upon the following terms and conditions namely; The payment of one thousand (\$1.000.00) dollars, in current money unto said Trustees on this date, and the residue, namely twenty thousand (\$20.000.00) dollars, plus the above named costs of conveyamoing, revenue stamps and Notray's fees to be paid at the time of and when a good and sufficient deed is executed unto us granting and conveying said real estate by the Decree or Order of the Circuit Court for Frederick County, Maryland, duly and legally passed for such purpose, free clear and discharged of all liens and encumbrances of every character, including all State and County and Municipal taxes, and water rentals to be adjusted to the date of the delivery of said deed, and the rental due by the tenants of said property to be and remain the rentals of said Trustees and appointed unto them unto the first day of the calendar month wherein said deed will